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Attorneys for Plaintiff HSBC Bank and Cross-defendant Nationstar Mortgage LLC

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

HSBC BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR STRUCTURED
ADJUSTABLE RATE MORTGAGE LOAN
TRUST 2004-12

Plaintiff,

vs.

STRATFORD HOMEOWNERS
ASSOCIATION; SFR INVESTMENTS POOL
1, LLC; DOE INDIVIDUALS I-X, inclusive,
and ROE CORPORATIONS I-X, inclusive,

Defendants.

SFR INVESTMENTS POOL 1, LLC a Nevada
limited liability company,

Counter-Claimant

vs.

HSBC BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR STRUCTURED
ADJUSTABLE RATE MORTGAGE LOAN
TRUST 2004-12; U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR THE
HOLDERS OF TERWIN MORTGAGE TRUST
2004-18SL, ASSET-BACKED CERTIFICATES
TMTS SERIES 2004-18SL; NATIONSTAR
MORTGAGE, LLC, a Delaware limited liability
company, SHU QIONG XU, an individual

Counter-Defendant/Cross-Defendants,

Case No.: 2:15-cv-01259-JAD-PAL

**JOINT STIPULATION AND ORDER TO
LIFT STAY**

1 Plaintiff/Counter-defendant HSBC Bank, National Association, as Trustee for the Structured
2 Adjustable Rate Mortgage Loan Trust 2004-12 (**HSBC**), Counter-defendant Nationstar Mortgage,
3 LLC (**Nationstar**), Defendant Stratford Homeowners Association (**Association**), and
4 Defendant/Counterclaimant SFR Investments Pool 1, LLC (**SFR**) stipulate to lift the stay imposed
5 by this court on August 17, 2016.

6 1. The court entered an order staying this case pending resolution of *Bourne Valley*
7 *Court Trust v. Wells Fargo Bank, N.A.* 832 F.3d 1154 (9th Cir. 2016), on August 17, 2016. (ECF
8 No. 64) HSBC and Nationstar moved to lift the stay on January 20, 2017 (ECF No. 66). The court
9 denied the motion without prejudice based on the pending petitions for certiorari.

10 2. The Supreme Court denied the petitions for certiorari and the parties agree that the
11 basis upon which this matter was stayed has been satisfied.

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1 3. The parties will file their proposed discovery plan and scheduling order within
2 twenty-one (21) days after the entry of the order lifting the stay.

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4 **LEACH KERN GRUCHOW ANDERSON SONG**

5 Dated this 1st day of April, 2019.

6 /s/ Sean L. Anderson

7 SEAN L. ANDERSON, ESQ.

8 Nevada Bar No. 2759

9 T. CHASE PITTSBARGER, ESQ.

10 Nevada Bar No. 13740

11 2525 Box Canyon Drive

12 Las Vegas, Nevada 89128

13 *Attorneys for Defendant Stratford Homeowners*
14 *Association*

15 **KIM GILBERT EBRON**

16 Dated this 1st day of April, 2019.

17 /s/ Diana Cline Ebron

18 DIANA CLINE EBRON, ESQ.

19 Nevada Bar No. 10580

20 JACQUELINE A. GILBERT, ESQ

21 Nevada Bar No. 10593

22 7625 Dean Martin Drive, Suite 110

23 Henderson, Nevada 89139

24 *Attorney for SFR Investments Pool 1, LLC*

25 **AKERMAN LLP**

26 Dated this 1st day of April, 2019.

/s/ Thera A. Cooper

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THERA A. COOPER, ESQ.

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Attorneys for Plaintiff HSBC Bank and Cross-
defendant Nationstar Mortgage LLC

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UNITED STATES DISTRICT JUDGE

Dated: April 8, 2019.